

Message Text

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ACTION AF-06

INFO OCT-01 ISO-00 AID-05 FAA-00 DOTE-00 AGR-05 EB-07 OC-05

CCO-00 OPR-02 IGA-01 PC-01 FBO-02 A-01 SCA-01 OMB-01

SSO-00 NSCE-00 USIE-00 INRE-00 CIAE-00 DODE-00 PM-03

H-02 INR-07 L-03 NSAE-00 NSC-05 PA-01 PRS-01 SP-02

SS-15 (ISO) W

----- 072084

O R 171700Z JUN 75

FM AMEMBASSY LAGOS

TO SECSTATE WASHDC IMMEDIATE 9779

INFO AMCONSUL KADUNA

C O N F I D E N T I A L LAGOS 5676

PASS USIA IAA FOR DAWSON

PASS AID, FAA, FAS

KADUNA FOR AMBASSADOR EASUM

E.O. 11652: GDS

TAGS: AFSP, PFOR, NI

SUBJECT: FMG REQUISITION OF EMBASSY ANNEX

REF: LAGOS 5594, 5582

1. SUMMARY: AGENCY REPRESENTATIVES INSPECTED OKOTIE-EBOH PROPERTY AND BELIEVE UNWELCOME BUT ACCEPTABLE ARRANGEMENT MAY BE POSSIBLE FOR RELOCATION OF OFFICES PRESENTLY IN MOLONEY STREET ANNEX. IN MEETING WITH FMG JUNE 18, WE PROPOSE STATE THAT WE HAVE REPORTED TO WASHINGTON ON CONDITION OF OKOTIE-EBOH PROPERTY AND ARE AWAITING A REPLY. DCM WOULD BRING UP INFORMALLY THE NEED FOR PROPER OUTFITTING OF OKOTIE-EBOH QUARTERS BEFORE WE CAN MOVE, NEED FOR FMG FINANCING, AND IMPOSSIBILITY OF MOVING ON TIME FRAME LAID DOWN BY BRIGADIER OBASANJO. END SUMMARY
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2. ACCOMPANIED BY MINEDUCATION PERMSEC. JODA, MI. WORKS AND HOUSING PERMSEC. IGE, MEA PERMSEC. IYALLA'S SPECIAL ASSISTANT SAGAY AND MEA PROTOCOL OFFICER NGBOKWERE, AGENCY REPRESENTATIVES INSPECTED OKOTIE-EBOH PROPERTY IN DETAIL JUNE 16. WHILE QUARTERS ARE GREATLY INFERIOR TO MOLONEY ANNEX, LACKING AIRCONDITIONING, TELEPHONES AND ADEQUATE POWER INPUT FOR MISSION REQUIREMENTS, BUILDINGS WERE NOT IN BAD CONDITION (SOME OF OUT-BUILDINGS HAVE JUST BEEN COMPLETED AND NOT YET OCCUPIED), AND WE BELIEVE THAT AT CONSIDERABLE SACRIFICE OF QUALITY OF SURROUNDINGS WE CAN MAKE DO WITH OKOTIE-EBOH FOR MUCH, BUT NOT ALL, OF STAFF AND SERVICES CURRENTLY IN MOLONEY ANNEX.

3. DCM PROPOSES IN HIS MEETING WITH MIN. WORKS AND HOUSING AND MEA REPRESENTATIVES 9:00 A.M. JUNE 18 TO SAY WE HAVE REPORTED TO WASHINGTON ON CONDITION OF OKOTIE-EBOH PROPERTY. WE HAVE NO REPLY YET, AND AS THIS IS MATTER TOUCHING QUESTION OF U. S. G. RIGHTS UNDER VIENNA CONVENTION WE CAN DO NOTHING FURTHER UNTIL WE HAVE INSTRUCTIONS FROM STATE DEPARTMENT. DCM WILL THEN INFORMALLY COMMENT ON PRINCIPAL PROBLEMS WE ENVISION:

A) EXTREME TIGHTNESS OF OKOTIE-EBOH QUARTERS, WHICH OFFER 13,200 FEET, AS COMPARED WITH 33,750 FEET WE CURRENTLY OCCUPY IN MOLONEY ANNEX.

B) NEED TO PREPARE OKOTIE-EBOH QUARTERS ADEQUATELY BEFORE U. S. AGENCIES CAN LEAVE MOLONEY ANNEX AND RELOCATE. THIS WOULD INCLUDE:

- (1) ADJUSTMENT OF OKOTIE-EBOH QUARTERS TO MEET AGENCY LAYOUT REQUIREMENTS.
- (2) PURCHASE AND INSTALLATION OF AIRCONDITIONERS.
- (3) INSTALLATION OF ADEQUATE POWER TRANSFORMERS AND SUPPLY CABLES TO MEET REQUIREMENTS.
- (4) INSTALLATION OF WINDOW GRILLE WORK AND OTHER REQUIRED SECURITY MEASURES.
- (5) TRANSFER OF TELEPHONE TRUNK LINES AND EXCHANGES FROM MOLONEY TO OKOTIE-EBOH AND INSTALLATION OF INTERNAL PHONES IN OFFICES

C) UNAVAILABILITY OF FUNDS. AS U. S. OFFICES ARE AT PRESENT INSTALLED AND OPERATING SMOOTHLY AND PROPOSED MOVE IS FOR BENEFIT OF FMG, FMG SHOULD BEAR EXPENSES OF ALL PREPARATIONS AND COSTS
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ASSOCIATED WITH THE MOVE.

D) THE FACT THAT USIS, WHICH WAS CAUSED TO MOVE FROM ITS QUARTERS ON CATHOLIC MISSION STREET TO MOLONEY ANNEX IN 1973 AT REQUEST OF LAGOS STATE GOVERNMENT, WENT TO CONSIDERABLE EXPENSE TO RENOVATE MOLONEY QUARTERS ONLY TO BE TOLD TWO YEARS LATER THAT THEY MUST VACATE. AS WE SEE IT, FMG SHOULD PROVIDE COMPENSATION.

E) NEED TO ESTABLISH THE RENT FOR OKOTIE-EBOH PROPERTY FOR THE PERIOD FROM TERMINATION OF MOLONEY CONTRACT TO TIME EMBASSY CHANCERY

IS CONSTRUCTED AND AVAILABLE FOR OCCUPANCY.

F) TIMING IS OBVIOUSLY A PROBLEM, AS ALL THIS CANNOT BE SETTLED OVERNIGHT.

4. TACTICALLY, ABOVE APPROACH IS DESIGNED TO EMPHASIZE SERIOUSNESS FO THIS MATTER, WHICH AFFECTS U. S. G. DIPLOMATIC PROPERTY AND RIGHTS AND WHICH CANNOT BE RESOLVED IN SHOT-GUN TALKS BETWEEN EMBASSY AND MINISTRY OF WORKS AND HOUSING IN LAGOS BUT IS MATTER FOR CONSIDERATION AND DETERMINATION IN WASHINGTON.

5. IN PRACTICAL TERMS, WE BELIEVE THAT IF FMG IS WILLING TO ADOPT REASONABLE STANCE ON PREPARATION OF QUARTERS, FINANCING AND TIMING, MISSION SHOULD BE ABLE TO RELOCATE FAA, FAS, HEALTH UNIT, CONSULAR SECTION, AND PART OF USIS IN OKOTIE-EBOH. ELEMENTS OF USIS HAVING MOST CONTACT WITH PUBLIC COULD REPLACE B&F IN BUILDING NEXT TO CHANCERY, AND B&F WOULD GO TO OKOTIE-EBOH. AID PROPOSES TO MOVE TO SIX-APARTMENT BLOCK ON WHICH IT HAS CONTRACT UNTIL 1981. AGAIN FOR TACTICAL REASONS, THERE MIGHT BE ADVANTAGE TO OVERLOOKING THIS AID SOLUTION FOR TIME BEING AND POINTING INSTEAD TO DISPARITY TO ACCOMMODATE ALL OFFICES AND CONSULAR SECTION AS WELL. UNTIL ALTERNATE QUARTERS ARE LOCATED, LATTER WOULD HAVE TO REMAIN IN MOLONEY BUILDING. THEN, IF WE MAKE HEADWAY WITH FMG ON FINANCING, ETC., WE CAN SURFACE AID SOLUTION AS CONCESSION.

6. DEPARTMENT AND AGENCIES' VIEWS AND GUIDANCE WOULD BE APPRECIATED.

7. WE HOPE TO CABLE DRAFT NOTE TO DEPARTMENT JUNE 18 FOR APPROVAL BEFORE TRANSMITTING IT TO MEA, PER PARA 12.B., LAGOS 5582.
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